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ENVIRONMENTAL BOARD MOTION FORM

Date: 2/20/13 Motion by: Mary Gay Maxwell

Agenda Item: 6a. Barton Springs Pool General Grounds Improvements SPC-2012-0104D

Second by: Jim Schissler

Regarding the request to recommend approval of an ordinance granting amendments to the Save Our Springs Ordinance as follows:

1. To allow construction within the Critical Water Quality Zone of Barton Springs {LDC Section 25-8-514(B)};
2. To allow impervious cover in excess of 15% net site area {LDC Section 25-8-514(A)};

The Environmental Board recommends approval with the following Board conditions:

Motion: ☐ Approval ☒ Approve with conditions ☐ Disapproval ☐ Consent ☐ Postponement

Board Conditions:

1. Removal of the walkway to the "overlook" on the south lawn;
2. Removal of existing impervious cover in another area of the Barton Springs site as mitigation for the construction of the concrete parking lot in the Water Quality Transition Zone of Barton Creek, with the goal of no increase in the percentage of impervious cover in the Barton Springs Zone.

Rationale:

In order to make improvements to the Barton Springs pool area in the Critical Water Quality Zone, a site specific amendment to the SOS Ordinance is required for any disturbance in the pool area. The Environmental Board supports improvements to the pool, and for that reason supports the amendments.

As for the "overlook" on the south lawn, there are other options to accomplish providing a view of the pool for persons with disabilities, such as preparing the turf near the ticket booth on the south lawn in a manner that would allow access for wheelchairs. Otherwise, there is more than adequate provision for ADA access in the planned construction of an ADA compliant trail that goes to the diving board area of the pool from the south entrance to the pool.

As for the need to further mitigate for the impervious cover associated with the concrete parking lot, the Board recommends removing a portion of existing impervious cover somewhere on the site of Barton Springs Pool in order to more closely comply with the 15% impervious cover requirement in the Critical Water Quality Zone

and the Water Quality Transition Zone of Barton Creek. The goal should be to remove existing impervious cover in the area at every opportunity at Barton Springs Pool. The Board also recommends that the Parks Department partner with the Watershed Protection Department to accomplish this mitigation recommendation.

<i>Vote:</i>	<i>CONSENTING</i>	<i>DISSENTING</i>	<i>ABSTAINING</i>	<i>ABSENT</i>
Mary Gay Maxwell, Chair	(X)	()	()	()
James Schissler, P. E. Secretary	(X)	()	()	()
Jennifer Walker	()	()	()	(X)
J. Robert Anderson	(X)	()	()	()
Mary Ann Neely	(X)	()	()	()
Robin Gary, Vice Chair	(X)	()	()	()
Marisa Perales	()	(X)	()	()

Chair Sign Off _____



C4

ENVIRONMENTAL BOARD MOTION FORM

Date: 2/20/13 Motion by: Mary Gay Maxwell

Agenda Item: 6a. Barton Springs Pool General Grounds Improvements SPC-2012-0104D

Second by: Mary Ann Neely

Regarding the request to recommend approval of an ordinance granting variances to the Comprehensive Watershed Ordinance (current Code) as follows:

1. To allow construction within the Critical Water Quality Zone of Barton Creek {LDC Section 25-8-482};
2. To allow construction within a Water Quality Transition Zone of Barton Creek {LDC Section 25-8-483 (A)};

The Environmental Board recommends approval with the following Board conditions:

Motion: ☐ Approval ☒ Approve with Conditions ☐ Disapproval ☐ Consent ☐ Postponement

Board Conditions:

1. Removal of the walkway to the "overlook" on the south lawn;
2. Removal of impervious cover from somewhere on the site of Barton Springs Pool as mitigation for the construction of the concrete parking lot in the Water Quality Transition Zone in order to maintain and not increase impervious cover, and to adhere more closely to the Master Plan for Barton Springs.
3. Recommend the use of rain gardens, bioswales and other advanced stormwater controls on the site in order to enhance water quality at Barton Springs and Barton Creek.

Rationale:

Improvements to the Barton Springs Pool require construction of various types within the Critical Water Quality Zone (CWQZ) of Barton Creek, thus requiring a variance to the Comprehensive Watershed Ordinance regulations that prohibit construction in the CWQZ.

Construction of a walkway to the "overlook" area on the south lawn is not recommended, since there is already provision for an ADA compliant trail from the south entrance to the pool that will give ample opportunities to view the pool from a number of vantage points.

One of the goals of the Watershed Protection Department is to improve water quality on Barton Creek and to retrofit areas that contribute to lower water quality. The Board supports that goal and, for that reason, recommends the removal of impervious cover as a condition for approval of the construction of the parking lot in the Water Quality Transition Zone. The Board also recommends that advanced stormwater controls be utilized, wherever feasible, on the site. The Board urges the Parks Department and the Watershed Protection Department to partner in impervious cover removal and utilization of state of the art stormwater controls that would improve water quality at Barton Creek.

<i>Vote:</i>	<i>CONSENTING</i>	<i>DISSENTING</i>	<i>ABSTAINING</i>	<i>ABSENT</i>
Mary Gay Maxwell, Chair	(X)	()	()	()
James Schissler, P. E. Secretary	(X)	()	()	()
Jennifer Walker	()	()	()	(X)
J. Robert Anderson	(X)	()	()	()
Mary Ann Neely	(X)	()	()	()
Robin Gary, Vice Chair	(X)	()	()	()
Marisa Perales	(X)	()	()	()

Chair Sign Off _____

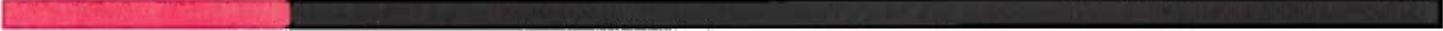
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**BARTON SPRINGS POOL
GENERAL GROUNDS
IMPROVEMENTS
2201 BARTON SPRINGS ROAD
SPC-2012-0104D**

Liz Johnston

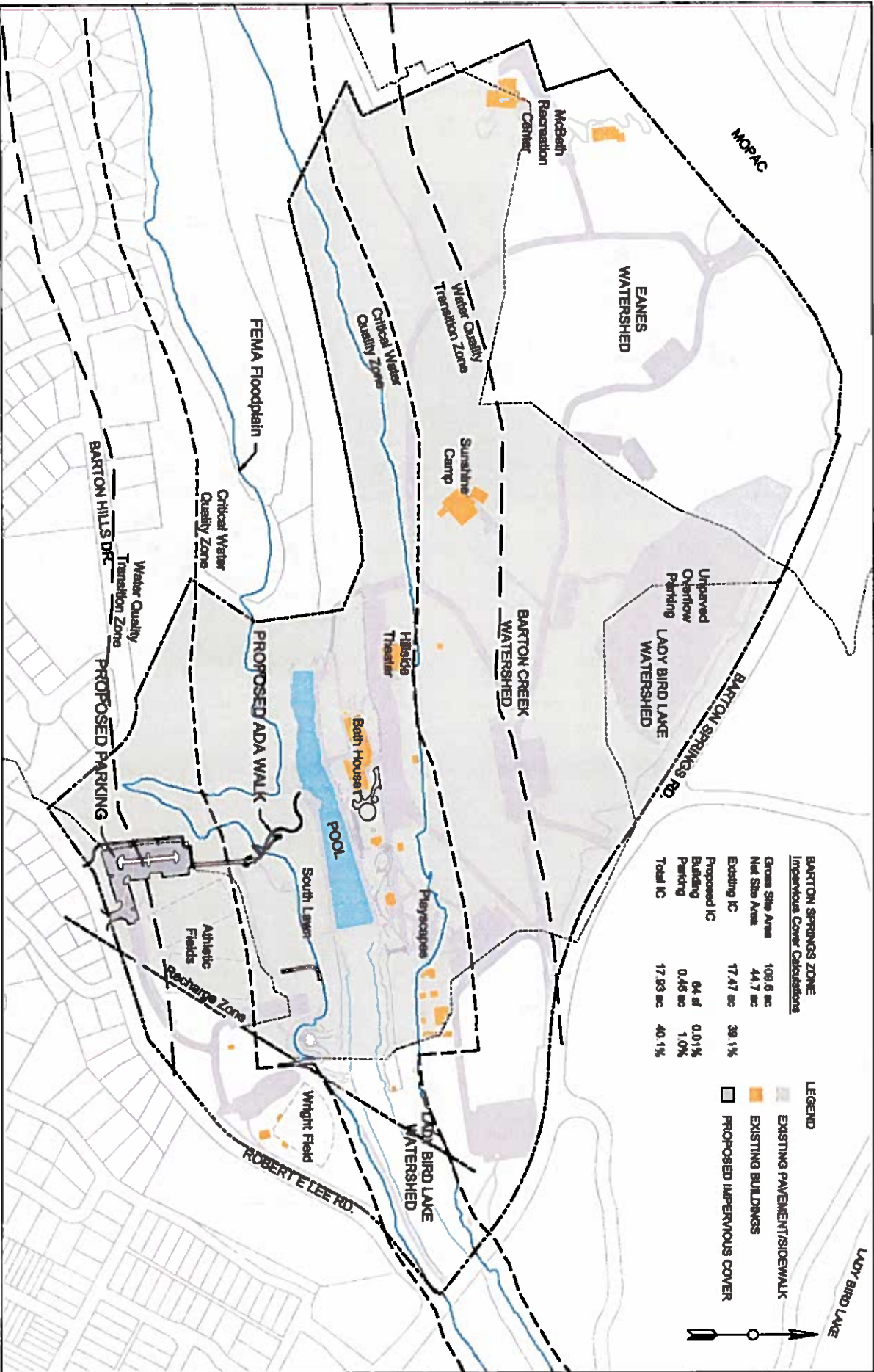
Environmental Review Specialist Senior

Planning and Development Review Department



PROPERTY DATA

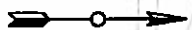
- **Barton Springs, Eanes and Lady Bird Lake Watershed**
- **Barton Springs Zone, Water Supply Suburban and Urban Watershed**
- **Full Purpose Jurisdiction**
- **Located over Edwards Aquifer Recharge Zone (according to CoA)**
- **Critical Environmental Features**
- **Heritage Trees**
- **Critical Water Quality Zone and Water Quality Transition Zone**



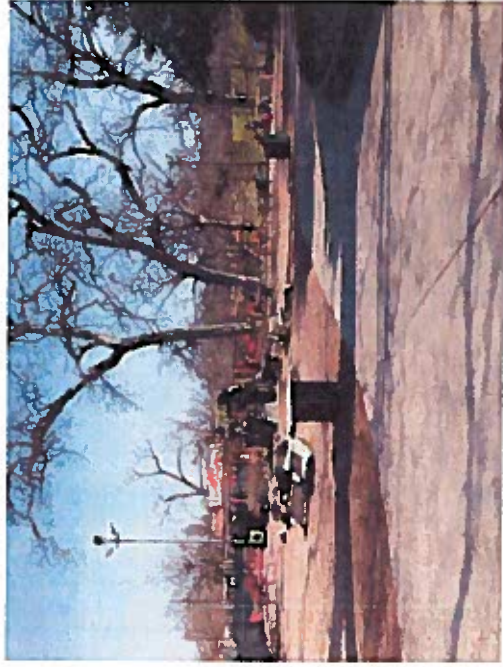
BARTON SPRINGS ZONE
Impervious Cover Calculations

Gross Site Area	109.6 ac
Net Site Area	44.7 ac
Existing IC	17.47 ac 39.1%
Proposed IC	64.4 ac 0.01%
Building	0.46 ac 1.0%
Parking	17.83 ac 40.1%
Total IC	

- LEGEND**
- EXISTING PAVEMENT/SIDEWALK
 - EXISTING BUILDINGS
 - PROPOSED IMPERVIOUS COVER



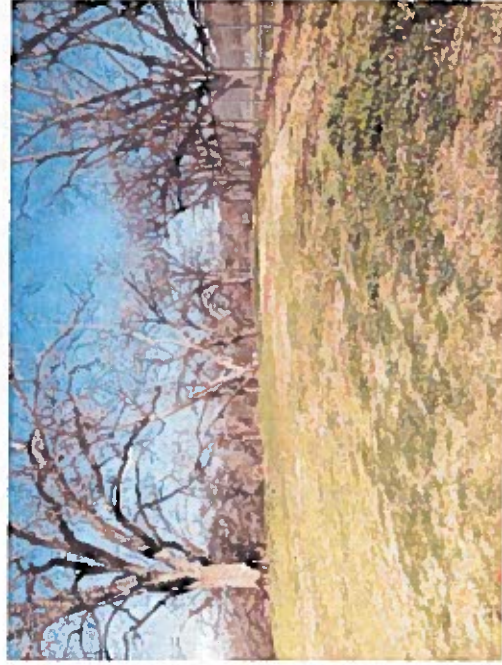
SITE CONDITIONS



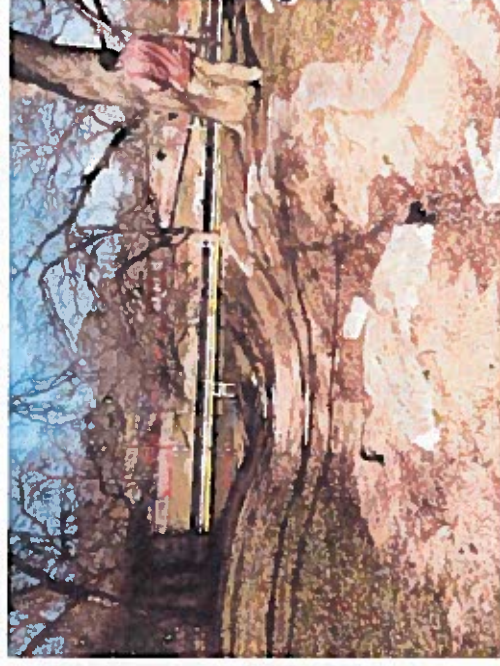
Tree court



Gravel parking



Existing lawn



Eroded path

BACKGROUND

Conditional Use Site Plan proposing improvements to existing Barton Springs Pool Site.

Existing conditions already exceed impervious cover restrictions and are located within the CWOZ & WOZ.



VARIANCES AND SITE SPECIFIC AMENDMENTS

VARIANCE TO LDC 25-8-482

**Prohibits development within the CWQZ of
Barton Creek**

**Variance requested for ADA path, ticket
booth, electric lines, irrigation, tree court
improvements and a portion of the water
quality control.**

VARIANCE TO LDC 25-8-483

**Prohibits development within the WQTZ of
Barton Creek**

**Variance requested for parking lot and a
portion of the water quality control.**

SITE SPECIFIC AMENDMENT TO LDC 25-8-514 (B)

**Save Our Springs Ordinance prohibits
“pollution control structure or residential or
commercial building” in the CWOZ of Barton
Springs.**

**Site Specific Amendment to SOS requested
for ADA path, ticket booth, electric lines,
irrigation, tree court improvements and a
portion of the water quality control.**



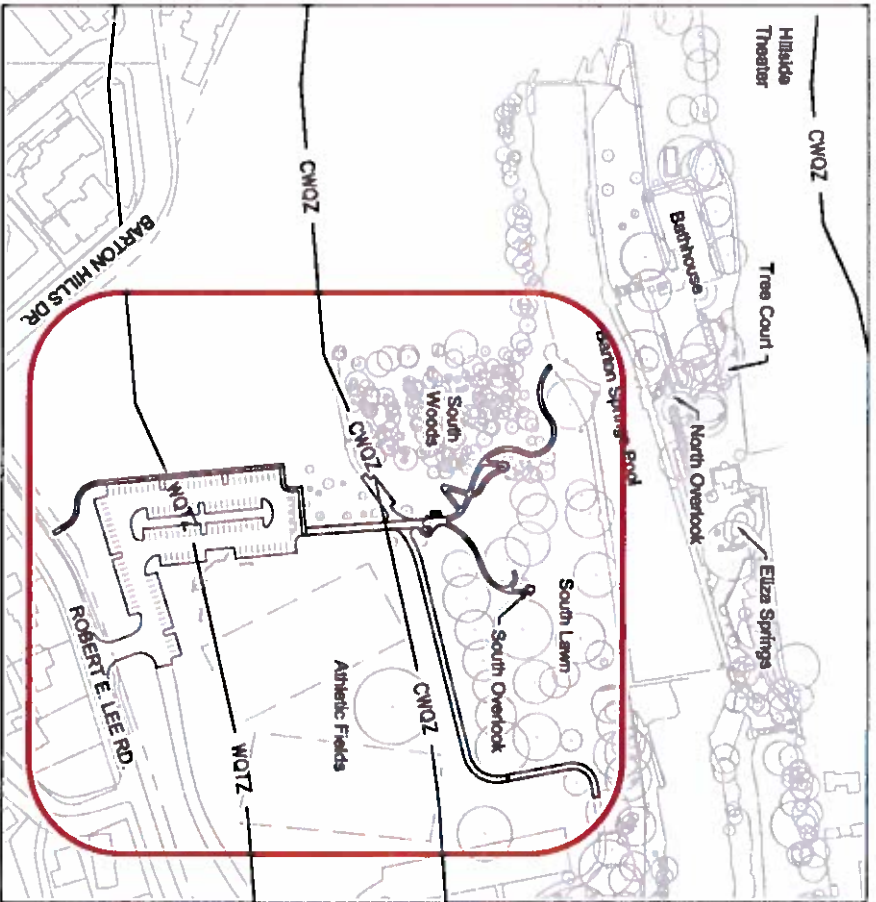
SITE SPECIFIC AMENDMENT TO LDC 25-8-514 (A)

**Save Our Springs Ordinance limits
impervious cover to 15% of the Net Site Area.**

**Site Specific Amendment to SOS requested
to allow an additional impervious cover over
the allowable. Existing conditions are already
over the allowable.**

EXHIBIT A

South Sidewalk Improvements



Legend

- Concrete Sidewalk
- Decomposed Granite Trail

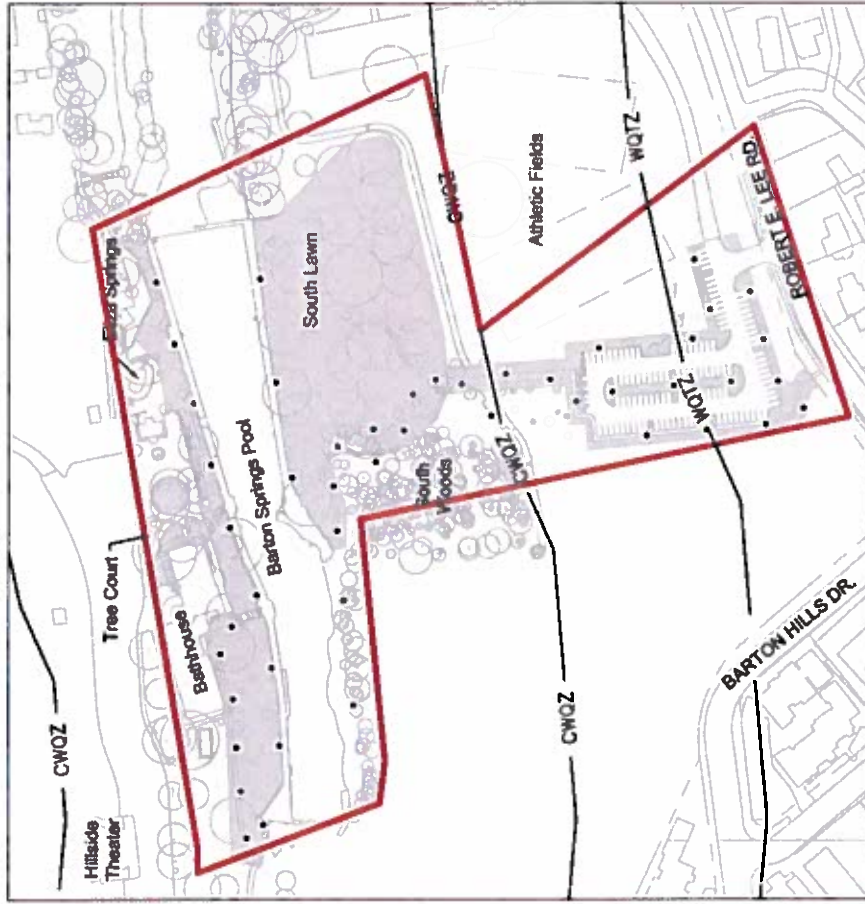
North Arrow
Not to Scale

Barton Springs Pool - General Grounds Improvements
SPC-2012-0104D

Stansbury Engineering Co., Inc. Civil Engineers
Larson Burns & Smith, Inc. Landscape Architects / Planners

EXHIBIT B

Irrigation and Electrical Improvements

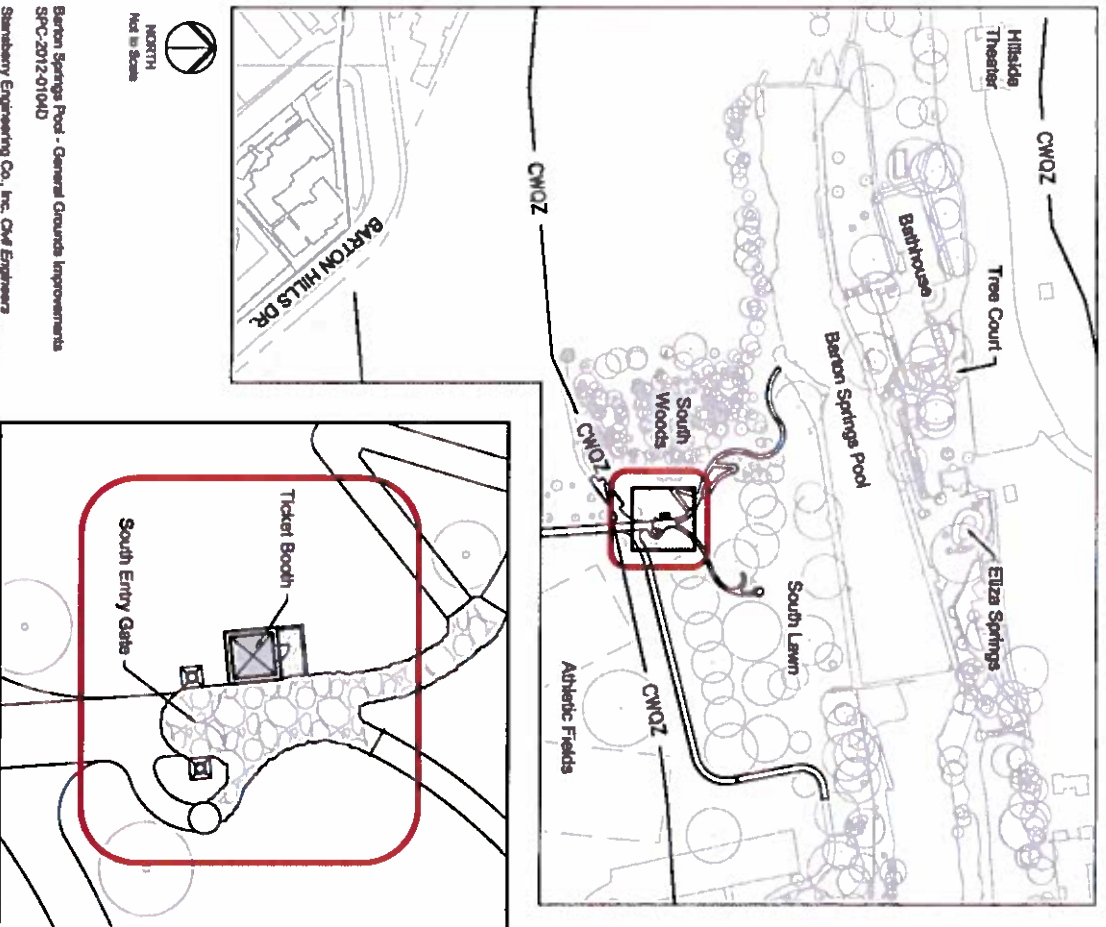


Barton Springs Pool - General Grounds Improvements
SPC-2012-0104D

Sandberry Engineering Co., Inc. Civil Engineers
Lancon Burns & Smith, Inc. Landscape Architects / Planners

EXHIBIT C

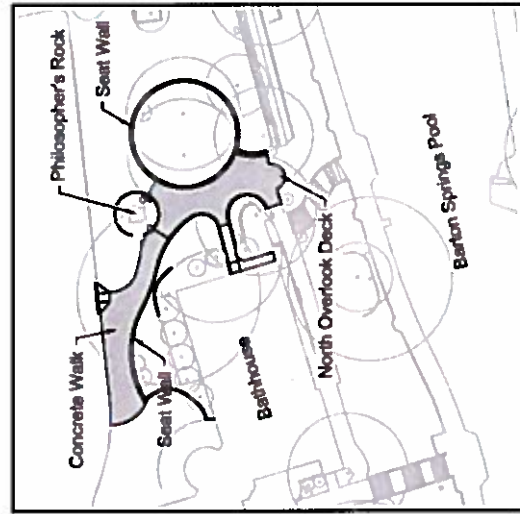
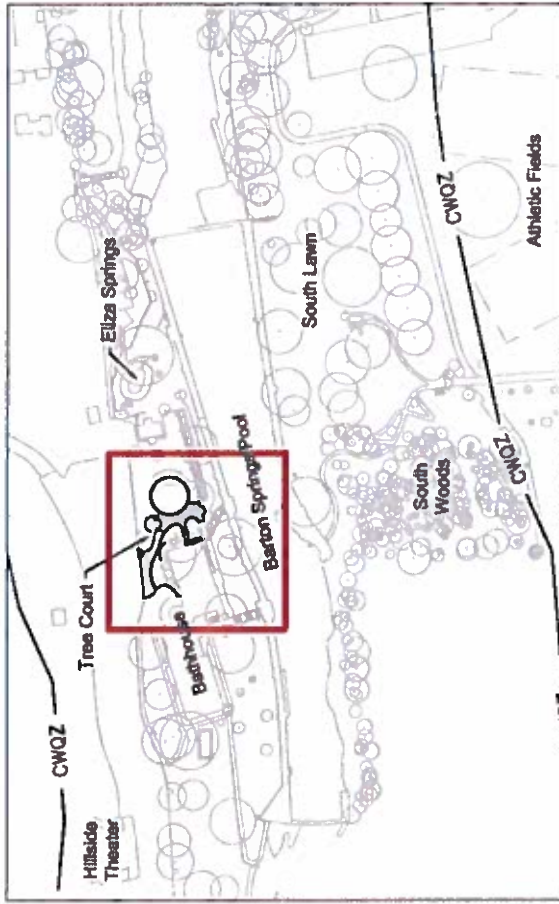
South Gate Ticket Booth



Barton Springs Pool - General Grounds Improvements
SPC-2012-0104D
Stantec Engineering Co., Inc. Civil Engineers
Larson Burns & Smith, Inc. Landscape Architects / Planners

EXHIBIT D

Tree Court Improvements



Tree Court Plan

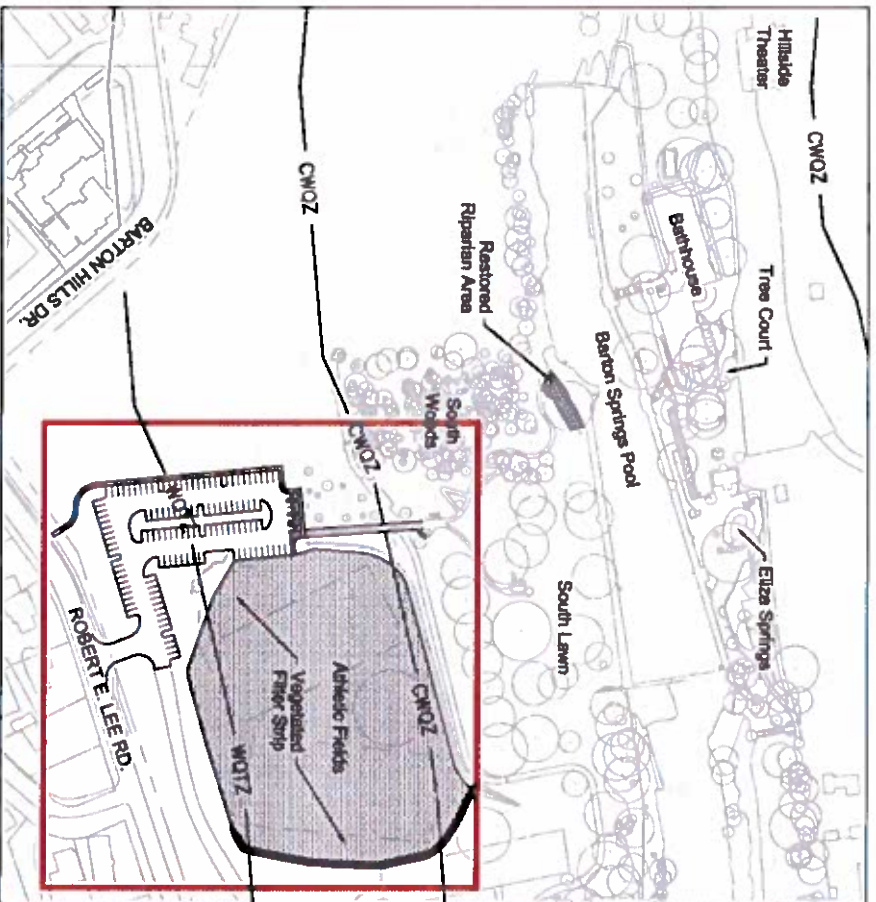


Barton Springs Pool - General Grounds Improvements
SPC-2012-0104D

Stansberry Engineering Co., Inc. Civil Engineers
Larson Burns & Smith, Inc. Landscape Architects / Planners

EXHIBIT E

South Entry Parking Lot and Water Quality Improvements



Barton Springs Pool - General Grounds Improvements
SPC-2012-0104D

Stueben Engineering Co., Inc. Civil Engineers
Lemon Burns & Smith, Inc. Landscape Architects / Planners



MAINTENANCE OF WATER QUALITY CONTROL

EXHIBIT F MAINTENANCE OF VEGETATED FILTER STRIP

Baron Springs Pool - General Grounds Improvements
SPC-2012-0104D

Part A - General

1. Scope
This specification outlines the necessary requirements to maintain the proper function of the vegetated filter strip (VFS) and earthen berm that fulfill the water quality regulatory requirements (LDC §25-2-11) for the parking lot serving the south side pool entry. The VFS may be used as athletic fields only if the maintenance required by this document is performed.
2. Reference Documents
 - 2.1 City of Austin Specification Item 601S, Salvaging and Paving Topsoil
 - 2.2 City of Austin Specification Item 604S, Seeding for Erosion Control
 - 2.3 City of Austin Special Specification Item 612, Topsoil Mix
 - 2.4 Texas Department of Transportation (TxDOT) Specification Item 161, Compost.

Part B - Products

3. Materials
 - 3.1 Compost - Compost shall conform to TxDOT Specification Item 161 (including DBo D60)
 - 3.2 Organic Fertilizers - Organic Fertilizers, shall be a naturally occurring product such as manure, slurry, worm castings, peat, seaweed, humic acid, and guano or processed organic fertilizers such as compost, bloodmeal, bone meal, seaweed extracts, fish meal, and feather meal. Product shall be from sources that are not tainted with pesticides, herbicides, steroids, antibiotics or hormones.
 - 3.3 Sand - masonry/concrete sand.
 - 3.4 Irrigation - Vegetation shall consist of a dense stand of turf grass.
 - 3.5 Soil - Native soil shall be improved using the guidelines of this maintenance document. If imported topsoil is needed, soil shall conform to City of Austin Special Specification 612 or as approved by the Watershed Protection Department, or successor department (WPD).
 - 3.6 The use of hydraulic fill, rubble, or pebbles is prohibited.

Part C - Procedure

4. Equipment
 - 4.1 Slicer Aerator - aeration by cutting grooves within soil
 - 4.2 Plug Aerator or Core Aerator - aeration by removing a finger size plug of soil, 3 to 4 inch depth, to allow penetration of air, water and nutrients. Core hole is top dressed with sand
 - 4.3 Tillage or Disk Harrow - shall be used to aerate and break up compacted soil to a depth of 6 inches for long term soil rehabilitation.
5. Inspection
 - 5.1 Soil shall be inspected and tested by the Parks and Recreation Department or successor department (PARD).

- 1.1 Maintenance after construction of athletic fields, PARD staff shall visually inspect the VFS for areas of standing water outside the root zone that remain 24 hours after the end of the rain event. Perform inspection on four times per year.
 - 1.1.1 PARD staff shall visually inspect and for continuous vegetation growth and areas of erosion. Bare areas shall not exceed 10 square feet and the height of vegetation shall stand at a maximum of 1 1/2 inch. Bare and eroded areas shall be prepared and seeded by PARD as required per City of Austin Specification 604S. PARD staff shall perform inspection as described in this document and issue four times per year.
 - 1.1.2 PARD staff shall visually collect and sample and send the samples for testing to a laboratory such as the Texas A&M AgriLife Extension Service. The laboratory shall be used that is selected by PARD after consultation with WPD. Three and samples, evenly spaced across the two fields, shall be collected and prepared for testing per laboratory requirements. Sample locations shall vary from year to year. One additional sample shall be taken from within the area between the two fields. Test results shall be returned to the Program Manager for Parks and Recreation Department's Extended Program Division/Activities. A soil spread sheet shall analyze the results and make recommendations for and amendments.
 - 1.1.3 Earthen berm shall be inspected by PARD or successor department annually. Inspect for any changes in the level surface such as ruts or holes that would allow stormwater runoff to pass through berm's slope then over top.

2 Construction Methods

- 2.1 Annual Maintenance
 - 2.1.1 Irrigation beds shall be marked with can lines, water board, tape gridlines marking perimeter to be irrigated. Existing irrigation lines damaged during the season shall be replaced or repaired as necessary.
 - 2.1.2 PARD staff shall water the VFS used as athletic fields with down water four times per year.
 - 2.1.3 PARD staff shall amend the soil twice a year or as needed with compost and/or organic fertilizers to replenish nutrients and maintain a desirable as defined through soil testing.
 - 2.1.4 PARD staff shall water the VFS used as athletic fields with plug aerator and top dress soil with sand annually.
 - 2.1.5 Areas outside of the athletic field but within the boundary of the VFS shall receive the maintenance stated above as needed based on the results of the inspection specified in 2.1.6.
 - 2.1.6 Use of the VFS as an athletic field shall cease, allowing a "rest period" for a maximum of 6 weeks throughout a one year period. During the "rest period" the area shall be fenced off from access.
 - 2.1.7 The turf of the VFS, when used as an athletic field, may not be mowed shorter than 1 1/2 inches.
 - 2.1.8 Treatments for vegetation management shall follow the guidelines of the Austin Parks and Recreation Integrated Pest Management Program (IPMP) chapter 18.
 - 2.1.9 Using organic material, to help establish sports fields, the VFS may be used.
 - 2.1.10 The use of synthetic fertilizers, herbicides and pesticides is prohibited.

- 1.2 Lawn Time and Rehabilitation
 - 1.2.1 In order to maintain a consistent level of lawn maintenance, PARD staff shall use the following rehabilitation methods:
 - 1.2.1.1 Irrigation beds shall be marked with can lines, water board, tape gridlines marking perimeter to be irrigated. Existing irrigation lines damaged during the season shall be replaced or repaired as necessary.
 - 1.2.1.2 Soil shall be amended with 1 part compost to 4 parts soil. When aerating soil to a depth of 1 inch, 1 1/2 inches of compost shall be added.
 - 1.2.1.3 Soil amendments shall be watered into the soil immediately after application with a hose or other appropriate method. The VFS shall be watered with appropriate frequency.
 - 1.2.1.4 After application of compost, the VFS shall be amended with appropriate topsoil for a maximum of four weeks to allow the soil to become established. More time may be necessary during the winter months, as determined by PARD, upon consultation with WPD.
 - 1.2.2 Earthen Berm
 - 1.2.2.1 PARD staff shall inspect the level surface of the berm for ruts or holes that would allow stormwater runoff to pass through berm's slope then over top.
 - 1.2.3 Tree Protection
 - 1.2.3.1 Tree protection measures shall be maintained at all times to protect all trees in the area of construction.
 - 1.2.3.2 Equipment shall not be operated over materials stockpiled under the canopy of trees.
 - 1.2.3.3 Topsoil or mulch amendments shall not be placed within the drip line of trees greater than 4 inches.
 2. Admin. Action
 - 2.1 PARD is responsible for the annual and long term maintenance of the VFS. The annual year of contact for PARD is the Program Manager for Parks & Recreation Control Program Division (MGR) at 713.475.3070. PARD shall inform WPD of the annual year of contact changes.

STAFF

RECOMMENDATION

Approval of variances and SOS amendments with following condition:

- *Restore soil and site.*
- *Provide additional native landscaping than otherwise required.*
- *Provide water quality control for existing and new impervious cover associated with the parking lot.*
- *Maintain the water quality control as described in the maintenance agreement.*



Expand the south grounds

The fence line on the south side will be moved to encompass the heritage trees just outside the current fence line. This will generously expand the South Lawn, and take stress off of the root zone of the trees, which currently has a compacted footpath across it. It will all be done with no harm to this beloved area.

Improve the south parking lot

The dusty caliche south parking lot will be paved, more spaces will be added, and it will be graded to drain into a vegetative filter strip.

Improve security, safety, and beauty

Bury the power lines

the unsightly and dangerous overhead power lines will be buried. Future generations of users will be able to gaze at an unobstructed sky above the pool.



Other project elements

- Replace the current ticket booth with a slightly larger, air conditioned booth.
- Replace the uninviting and often-vandalized chain link / barbed wire fence with a combination of wrought iron and low visibility green wire mesh.

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See you at the pool!

*Help restore
Barton Springs
Pool to its rightful
glory with the...*





General Grounds Improvements Project

Sustain the tree canopy

Green the Tree Court

A project to enhance the north side and help guide foot traffic to help protect the tree root zones. The existing hard-packed crushed granite will be removed, paths will be built, and the beautiful heritage trees will be mulched around their root zones. Planters with flowers will be added, new trees will be planted, and a scenic overlook will take advantage of the beautiful panorama of the pool from this area.

Plant next generation trees

More than 100 native trees and plants will be planted to restore the natural environment to allow for the replacement of the tree canopy as older trees die.



Improve water quality

Pumps using water from Barton Springs Pool will be installed to allow for more powerful spray cleaning of the pool swimming areas and salamander habitat, increasing water quality and clarity for the enjoyment of all.

The same pumps will be connected to the irrigation system to allow for irrigation of the grass and trees on pool grounds with pool water.

Combined, these measures will allow reduction or elimination of chlorinated water in the pool area.

Electrical service at poolside will be upgraded to allow replacement of gas-powered machinery with electric machinery.

Left: Former mayor Frank Cooksey on a tour of the Tree Court. Below: Senator Kirk Watson and Councilmember Mike Martinez clean the pool. Right: Mayor Lee Leffingwell cleans the pool.



Accommodate more users

Enclose the South Woods

A whole new area located behind the diving board will be incorporated inside the pool. This neglected area will be restored through invasive species removal and re-planting of native species, and construction of features to capture urban run-off and prevent erosion directly impacting salamander habitat.

Add ADA Path and Steps

The proposed ADA path is a wonderful way to provide south side access to the pool to elderly and disabled pool patrons, as well as those with strollers and young children, without forcing them to navigate the bumpy, dangerous gully that currently serves as a path down to the pool. The new path would travel to the left from the ticket booth through the shady South Woods.